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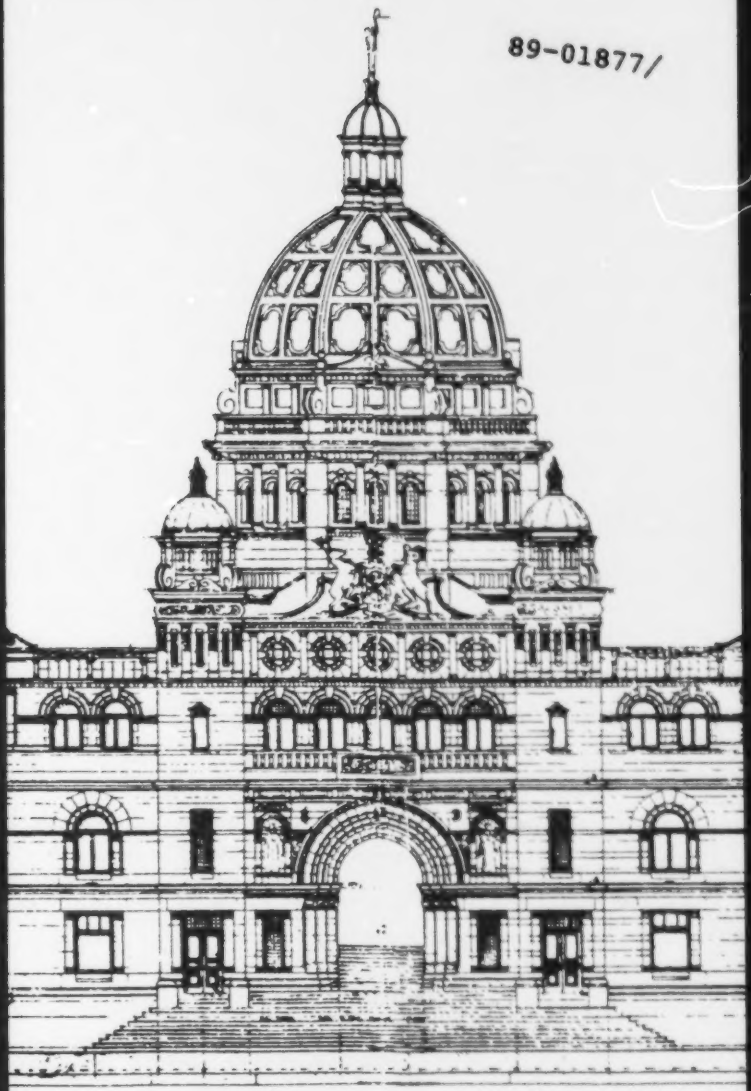

Provincial Capital Commission

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Province of
British Columbia

PROVINCIAL
CAPITAL COMMISSION

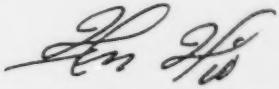
Report of the year ended
March 31, 1988

Honourable Rita M. Johnston
Minister of Municipal Affairs
Minister Responsible
Parliament Buildings
Victoria, B. C.
V8V 1X4

Dear Madam Minister:

On behalf of the Provincial Capital Commission I have the honour to submit the Annual Report of the Commission for the year ending 31 March 1988.

Respectfully submitted,



Kenneth A. S. Hill
Chairman

Mr. Kenneth A. S. Hill
Chairman
Provincial Capital Commission
835 Humboldt Street
Victoria, British Columbia
V8V 4W8

Dear Mr. Hill

It has been an exceptionally exciting year in our capital city and the Provincial Capital Commission has been very busy indeed with the many challenges and opportunities that have presented themseves throughout this period.

It is my sincere wish that the good works done by the Commission will continue to be supported and acknowledged by the citizens of Victoria and area. I, for one, very much appreciate the thouroughness, responsibility and graciousness with which our Commission members have handled the complex demands placed upon them.

Sincerely,

Rita Johnston

Rita M. Johnston,
Minister

CHAIRMAN'S MESSAGE

The fiscal year ending 31 March 1988 was an extremely busy and interesting time in the life of the Provincial Capital Commission.

A major accomplishment involved completion of the draft of the Commission's Comprehensive Plan. The Capital Commission initiated the Comprehensive Plan study in mid 1985/86. The study was phased and approached in stages. Utilizing the assistance of an outside consultant and with the cooperation of Capital Improvement District (C.I.D.) municipalities and members of the public, completion of the draft plan was announced March 1, 1988.

The requirements of public input and the time required for final review of recommendations, decision making and printing are such that the Comprehensive Plan will be available for distribution in the fall of 1988.

Commission members are determined that appropriate steps will be initiated quickly to commence implementation of the many recommended actions which will be contained in the plan. As a consequence, it is likely that considerable attention will be focused on implementation in the new fiscal year to ensure that the Comprehensive Plan does not sit on a shelf gathering dust.

Another tool which has been developed to assist the P.C.C. in carrying out its mandate is the Properties Management Bylaw. This bylaw provides for the control and management of properties under the jurisdiction or ownership of the Provincial Capital Commission and for the regulation of activity on properties owned or operated by the Provincial Capital Commission.

The year also saw the virtual completion of comprehensive renovations to our 812 Wharf Street property which houses Tourism Victoria, public washrooms and laundromat facilities, a major

restaurant, and a retail gallery. Completion of this project has greatly enhanced this significant location on our beautiful inner harbour.

With respect to the harbour it may be of interest to recall that some 25 years ago the Provincial Capital Commission negotiated the transfer of the Songhees property to the Province. This task was undertaken to ensure orderly development and beautification of the Harbour as a proper setting for the Capital of the Province. In the intervening period the Commission has constantly monitored all plans and proposals for this vital area. It is gratifying therefore to see the commencement of development which will meet community needs while at the same time enhancing the amenities of this important site.

Another major undertaking involved the very important Provincial Heritage site commonly known as St. Ann's Academy. In an attempt to obtain the capital resources required to rehabilitate this major property in a manner consistent with its designation, the Commission called for proposals from the private sector. Four of the five responses received were rejected for non-compliance with the terms of the proposal call. The fifth proposal was neither rejected nor accepted; however, it was determined to be of sufficient merit to justify further discussions to see if negotiations might result in an acceptable proposal. It is expected that a decision relative to the possibility of proceeding with rehabilitation of this important property will be taken by late 1988.

I wish to express my sincere appreciation to the many groups and individuals who assisted the Commission in the pursuit of our mandate during the 1987-88 fiscal year. A special vote of thanks is extended to our relatively small but highly skilled staff for their devoted effort and contribution throughout the year.

Kenneth A. S. Hill
Chairman

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PROVINCIAL CAPITAL COMMISSION - MANDATE

The Provincial Capital Commission is a corporate entity with the Minister of Municipal Affairs being responsible for reporting to the Legislature on behalf of the Commission. Although the legislation creating the Provincial Capital Commission only goes back to 1977, the origins of the Commission go back to the first meeting of the Capital Improvement District Commission held on 5 June 1956. The P.C.C., a semi-autonomous corporate body, is established by the Capital Commission Act. The Act calls for a Commission of 14 persons. Eight of the appointments are made by Order-in-Council including the Chairman and Vice-Chairman. The four core municipalities appoint, by bylaw, the remaining six Commissioners from among their members or the Citizenry at large.

The Commission usually meets once per month and sub-committees may meet more often depending on the demand of their specific task. The meetings are held in-camera because some of the discussion involves acquisition of and negotiations for property and because, in many instances, the P.C.C. recommends action to the Minister responsible.

As a corporation operating with only limited funding from Government, the P.C.C. must produce an adequate return from the properties it manages in order that it can generate sufficient surplus funds to achieve its mandate with respect to the enhancement of the amenities of the Capital Improvement District.

While the Commission's mandate is to enhance and beautify the environment of the Capital Region, a number of the properties to which it holds title are commercially viable. In many instances these holdings are utilized as revenue generators which provide most of the fiscal resources required to carry out the mandate.

The P.C.C. has jurisdiction over 45 properties within the Capital Improvement District, an area of approximately 155 square miles, 99,000 acres or 40,065 hectares. The assessed value of the 45 holdings of the P.C.C. in 1987 was approximately 25.8 million dollars.

The mandate of the Commission is perhaps best expressed by the following goals:

GOALS

a) Enhancement of the amenities and environment in the Capital Improvement District (i.e. Greater Victoria) for the benefit of B. C. residents and visitors to the Province.

b) Protection and enhancement of arterial approaches to Greater Victoria

c) Respond to requests by the Government for the undertaking of Special Projects (eg. Crystal Garden, St. Ann's Academy).

The goals outlined above are achieved by means of the following objectives:

OBJECTIVES:

I. Promotion and/or support of beautification efforts, by others, which maintain or enhance amenities in the Capital Improvement District.

II. Protection of aesthetically pleasing natural and/or man-made environments in the Capital Improvement District.

III. Development of public amenities in the Capital Regional District.

IV. Supplementing, coordinating and assisting other agencies within the Capital Improvement District with respect to activities which affect the public amenity values of the District and arterial approaches thereto.

V. Review and comment on (vet) plans for disposal and/or alteration of any land, building or other work owned by the Province in the Capital Improvement District.

VI. Purchasing, acquiring and holding real property within the Capital Improvement District for the purpose of establishing or enhancing public amenities.

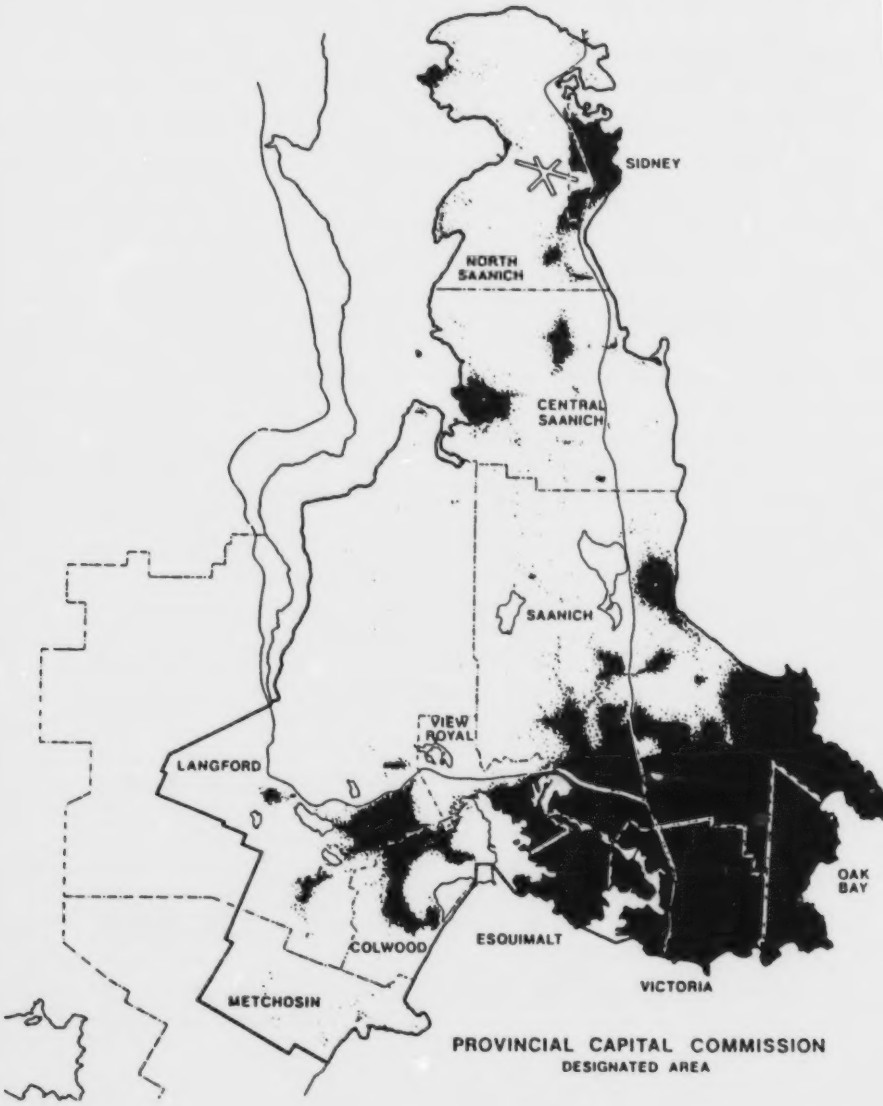
VII. Enactment of bylaws designed to protect, beautify or enhance amenities in the Capital Improvement District and arterial approaches thereto.

The Commission only operates two properties directly. It staffs and operates the Crystal Garden and is responsible for managing St. Ann's Academy.

Much of what the P.C.C. accomplishes is the result of consultation, cooperation, collaboration and advocacy. There are few, if any, provisions in the legislation which would allow the P.C.C. to exert a heavy hand and stop what is thought to be inappropriate development or to expropriate property or take other similarly harsh action.

The majority of the P.C.C.'s beautification work has taken place in cooperation with and often at the initiation of area municipalities. Since 1956, the Commission has expended or committed some $8.0 million on almost 100 different beautification projects in the Capital Region in association with Greater Victoria municipalities.

DESIGNATED AREA



COMPREHENSIVE PLAN

Recognizing the need for long term planning, the Capital Commission initiated a Comprehensive Plan Study in 1985-86 as a precursor to development of its first Comprehensive Plan.

The goal of the Comprehensive Plan was to prepare a planning document which provided both general and specific guidelines and direction for decision making purposes regarding amenity provision, enhancement and protection in the Capital Improvement District. Commission was determined to develop a well conceived plan to ensure its ability to exercise its mandate for amenity enhancement both through use of its own property portfolio and through enhancement of other public properties.

More specifically, the goal was to pursue the following objectives:

1. Identify and evaluate P.C.C. properties in terms of their ability to assist in meeting P.C.C. mandates.

2. Develop and recommend systematic policies, procedures, guidelines and actions designed to assist in the achievement of P.C.C. objectives over the next ten to twenty year period.

3. Develop a limited number of proposed site specific plans designed to accommodate the recommendations outlined in 2, above.

4. Identify "critical" Crown properties in the Capital Improvement District and evaluate their ability to assist in meeting P.C.C. objectives (i.e. enhancement of the amenities of the Capital Region.)

5. Collect and review related Data including the Humboldt Valley Plan, Precinct Plan, Inner Harbour Plan, Harbour Commission Study, etc., and determine relation to and impact on P.C.C. objectives, properties, etc.

6. Develop a proposed implementation strategy for recommendations.

7. Consider the development of an OPEN SPACE SYSTEM which would categorize Crown and Municipal land in the C.I.D. according to its open space and amenity enhancement and protection potential.

Development of the Comprehensive Plan was to give consideration to the feasibility/merit of:

A. Developing a standardized Maintenance Management System for the Capital Improvement District with the cooperation of all Municipal authorities.

B. Developing standardized open space "furniture" (i.e. park benches, tables, etc.) designs for use by agencies in the C.I.D. to facilitate uniform and aesthetically appealing appearance and to achieve economies of scale.

C. Identifying "Capital Ways" i.e. high profile access routes, through routes, scenic routes and other major open space and environmentally attractive sites which might receive high priority for P.C.C. funding and the protection and/or enhancement of which might be encouraged by the P.C.C.

Preparation of the Comprehensive Plan was to involve continual contact and communication with all government planning and open space agencies in the Capital Improvement District at the Federal, Provincial and local levels.

The study and preparation of the plan was phased and consisted of three separate but related stages.

With the assistance of an outside consultant and the cooperation of C.I.D. municipalities and members of the public, completion of the draft plan was formally announced March 1, 1988.

The requirements of public input and the time required for final review of recommendations, decision making and printing are such that it is expected the Comprehensive Plan will be published and available for distribution in the fall of 1988.

Commission members are determined that appropriate steps will be initiated quickly to commence implementation of the many recommended actions which will be contained in the plan. As a consequence, it is likely that considerable attention will be focussed on implementation in the new fiscal year to ensure that the Comprehensive Plan does not sit on a shelf gathering dust.

812 WHARF STREET DEVELOPMENT

Sustained and persistent efforts by all parties concerned resulted in completion of construction and commencement of operations of the restaurant, public washrooms, laundromat and retail gallery at this location.

To allow complete remodeling of the Wharf Street level facilities, Tourism Victoria, the Commission's only existing tenant, was relocated to temporary accommodation on the adjoining site. While the alternate accommodation was far from perfect the Information Centre personnel were extremely cooperative and helpful during the lengthy and difficult construction period. Concensus is that the end product was well worth the temporary inconvenience and disruption encountered during the construction period.

The City of Victoria, as one of the Commission's other major tenants, completed its plans to install and operate public washrooms and laundry facilities for boaters and visitors at the lower Causeway level. This facility meets a primary and long standing need at this high profile location. The quality of the development does justice to this magnificent location and is a credit to the City of Victoria.

The final component of this complex which resulted from the renovations is a retail gallery. The gallery is operated by a local entrepreneur who was the successful bidder for the space in a publicly advertised competition.

This critical site on Victoria's Inner Harbour has now been dramatically upgraded by the quality improvements which have taken place and serves as one major focal point for tourists and residents alike.

BELLEVILLE STREET FORECOURT

Title to the former CPR Terminal Building on Belleville Street came to the Commission in 1978 by Crown Grant. With it came those surrounding open, paved areas which were partly built on fill and partly constructed as deck on piling.

Although the building itself, which was designed by Rattenbury and James, was in sound condition, the same could not be said of its immediate surroundings.

In 1982, after Black Ball Transport had built its new terminal on Belleville Street, P.C.C. initiated Phase 1 of the Forecourt improvements. This was followed in 1983 by Phase 2, which created an appropriate public concourse area at the west end of the CPR building enabling pedestrian and vehicular access from street level down to dock level.

With $500,000 of Commission operating funds already invested in the project, Phase 3 had to be postponed until 1986. Following a public tender call, the Phase 3 contract was awarded in January 1987 and completed during the fiscal year. The scope of the work was to provide similar pedestrian links at the east end of the building, but this time including ramp access for wheelchair and baby carriage use.

The final phase, a major project to reconstruct the entire lower deck level (presently a piled structure in deteriorating condition), will commence in the coming fiscal year in anticipation of seeing completion of the project in early 1989.

THE PROVINCIAL CAPITAL COMMISSION

STANDING LEFT TO RIGHT: Ald. S. Hansen (Victoria), Ald. P. Kerr (Saanich), Mr. D. Terrell, Ald. C. Blair (Esquimalt), Dr. R. Grant, Dr. L. Wallace, Ald. W. G. Holms (Oak Bay)

MISSING FROM PHOTO: Mr. R.D. Clack, Mr. T. Hackett,

SEATED LEFT TO RIGHT: Ald. J. Baird (Victoria) (Executive Member), Mr. K. A. S. Hill (Chairman), Mrs. P. Charlesworth (Vice-Chairman), Mr. W. Creed (Executive Member), Ald. I. Block (Saanich).

ST. ANN'S ACADEMY

The existing 76,000 sq.ft building on the site was originally a girls' school and convent and presently is used for office accommodation for registered non-profit societies and Provincial Capital Commission staff.

In December of 1984, the Provincial Secretary designated St. Ann's Academy as a Provincial Heritage Site. As a result of that designation, the Provincial Capital Commission was afforded the opportunity to commence short and long term renovation and restoration plans for the subject property.

Since part of the site has been designated as a Provincial Heritage site any proposed redevelopment and use would have to be consistent with that designation.

The "Concept Plan for Restoration and Use" of St. Ann's, prepared for the Commission by the firm of John Keay, Architect, was formally adopted in principle by P.C.C. in December 1986. This document was utilized by the Commission to guide the nature of "rehabilitative" work which should be undertaken at St. Ann's and to determine the order of magnitude of the cost associated with same. The estimated cost of rehabilitation as outlined in the Concept Plan was in the order of $8,670,000 with the potential for additional costs when seismic requirements were fully determined.

The Capital Commission was hopeful that senior levels of government might be persuaded to provide the majority of the funding required for this important rehabilitative work. In July of 1987, the Commission was informed that such funding could not be expected either at the present time or in the future and that alternate sources would have to be found.

In the fall of 1987, the Commission issued a proposal call for private sector rehabilitation of St. Ann's Academy on the understanding that the Provincial Capital Commission did not contemplate the sale of the site, but would enter into a lease agreement with the successful proponent. Proposals for the complete restoration/renovation and use of the 6.5 acre site and all structures thereon were called with requirements of the proposal call as follows:

1. Requirements imposed by the Heritage Conservation Act (ie: as a result of Provincial Heritage Designation) are to be met in any redevelopment proposal.

2. The amended fire order of 15 May 1985 must be complied with in any redevelopment proposal.

3. Preference is likely to be given to proposed use(s) which do(es) not increase the building "footprint" on the site and/or which involves the least intervention to the site/structures.

4. Current leases with tenants are to be honored.

5. The proposal is to be revenue generating with appropriate "rent" accruing to the Commission.

6. No capital input on the part of the Commission or the Provincial Government is to be proposed.

7. The proposal is to visually enhance the Capital area.

8. The proposal is to contribute to, and be compatible with the legislative precinct area.

9. The concept embraced in the Humboldt Valley Plan, especially with reference to public pathways, is to be addressed in principle in any proposal.

10. Development proposals are to adhere in principle to the St. Ann's Concept Plan.

11. The Chapel is to be fully restored as part of a heritage interpretation area.

12. The Provincial Capital Commission is prepared to lease back approximately 4,500 sq. ft. of office accommodation subject to suitable terms.

By February 29, 1988, the closing date for receipt of the proposals, a total of 5 submissions had been received. Four of the five responses received were rejected as being inconsistent with the terms of the proposal call. The fifth proposal was neither rejected nor accepted however it was determined to be of sufficient merit to justify further discussions to determine if negotiations might result in an acceptable proposal.

It is expected that a decision relative to the possibility of proceeding with rehabilitation of this important property will be taken by late summer 1988.

CUTHBERT HOLMES PARK

Since the early 1970's, attempts had been made to formally create Cuthbert Holmes Park by consolidating the component parts of the proposed park which lies immediately south of the Trans Canada Highway, east of Admirals Road and is bounded by Tillicum Mall to the east.

Both the Municipality of Saanich and the Provincial Government had made commitments to dedicate their holdings for park purposes.

During the previous fiscal year, the Ministry of Lands, Parks and Housing greatly assisted the process by assembling all the Crown Provincial and Hydro holdings and transferring title to the Provincial Capital Commission.

Last year an agreement and long term lease were signed by the Municipality of Saanich and the Commission which will see establishment of a 23 - 25 hectare park adjacent to the Trans Canada Highway between Admirals Road and Colquitz Creek.

The Municipality is responsible for development, management and maintenance of the Park while the Commission will provide much of the Capital funding required for this long term project. The first phase of this park development was initiated with a $194,000 "Beautification" Fund grant from the Commission and it is anticipated that the Municipality will continue to pursue such funding until all five phases of the park are completed.

CRYSTAL GARDEN

The Crystal Garden was built in 1924 by the C.P.R. as an integrated Amusement Centre to complement the company's Empress Hotel located on an adjacent property. Designed by F.M. Rattenbury and P.L. James the building is considered to have major architectural significance.

The City of Victoria assumed ownership of the facility in 1964 and operated it as a civic swimming pool until 1967 by which time the building was considered to be unfit for further public use. A new swimming pool was built at another location and in 1977 the Crystal Garden was transferred to P.C.C. ownership. The former swimming pool area was converted into a tropical garden and the building now functions as a conservatory and tea room and as a community centre hosting many private and public events including craft fairs, wedding receptions and dances. This fiscal year saw completion of the eighth full year of operation as tropical garden/conservatory.

While this year did not match the banner year of 1986-87 (Expo 86) in terms of admissions and revenue, it was still a very good year, due in large measure to a major cooperative venture with the City of Victoria involving the sister cities of Morioka, Japan and Suzhou, China.

Under an agreement between the City of Victoria and the Provincial Capital Commission, the Garden hosted a cultural/trade festival which involved Morioka, Japan in July and Suzhou, China in August. These oriental cities are twinned with the City of Victoria.

Some 53,000 people attended the event of which approximately 50,000 paid admission. The attendance included a high percentage of Vancouver Island residents. As a community event, the festival is considered to have been successful and overall, the event was a success for the P.C.C. and the City of Victoria, Morioka and Suzhou. There were numerous difficulties to overcome, many created by doing the type of event for the first time and many caused by the involvement of a number of different groups and cultures.

The festival served as a major added feature to the Garden, and resulted in a better summer than other attractions.

It appears that the festival concept is of interest to others, some of whom have expressed interest in a similar event.

In all, there were some 25 companies that provided either money or services to support the festival.

The enhanced lobby continues to play a large part in attracting and welcoming visitors as noted by comparisons to 1985-86 when the old lobby was still operational. Attendance and revenue while not matching the year of Expo 86, did increase by approximately 22% and 28% respectively over 1985-86. This significant increase is illustrative of the impact of the Cultural/Trade show, the enhanced lobby and the marketing program.

PROPERTIES MANAGEMENT BYLAW

The Capital Commission owns and manages some 45 properties in the Capital Improvement District ranging from undeveloped open space to high profile commercially viable properties. In order to ensure that the ability exists to manage the properties appropriately, Commission instructed staff to develop a proposed bylaw to facilitate management of the property portfolio.

A bylaw was drafted providing for the control and management of properties under the jurisdiction or ownership of the Provincial Capital Commission and for the regulation and control of public conduct at properties owned or operated by the Provincial Capital Commission.

The proposed properties management bylaw was approved by Commission and forwarded to the Minister Responsible requesting that she seek Order-In-Council approval for the purposes of implementation. O.I.C. approval was obtained and the bylaw appeared in the Gazette thus allowing Commission staff and police to enforce provisions of the bylaw.

It is anticipated that the bylaw will be most helpful in managing heavily used, high profile, and centrally located properties such as St. Ann's Academy and those on the inner harbour.

PROVINCIAL CAPITAL COMMISSION
PROJECT NUMBERS AND EXPENDITURES

NO.	PROJECT NAME; O.I.C. # & DATE;	EXPENDITURE
1.	Dallas Rd. Waterfront - Cook to Douglas; 907/Apr.'57	$61,345
2.	Mount Tolmie Development, Stage 1-3; 907/Apr.'57; 598/59; 15/59	$51,301
3.	Extension, Superior St.-Heywood Ave.; 907/57 - rescinded; 2569/Apr.'57	$39,034
4.	Willows Beach Esplanade - (Oak Bay); 907/Apr.'57; 3104/57	$52,372
5.	Dallas Rd., Dock to Lewis; 2416/Oct.5	$716,727
6.	Beach Drive, Satellite to Newport; 2416/Oct.'57; 2614/57; 3104/57; 91/59; 2715/59	$84,643
7.	Illuminations - Beacon Hill Park; 2416/Oct.'57; 2830/58; 641/64; 242/66	$38,410
8.	Gorge Park Development (Esquimalt); 2813/Dec.'58; 699/60	$25,523
9.	King George Terrace (Oak Bay); 91/Jan.'59; 598/59; 1697/59; 2715/59	$113,587
10.	Cliff Erosion, Beacon Hill Park;91/59	$5,959
11.	Marine Drive, Belleville to Dock St.; 91/Jan.'59	$5,025
12.	Memorial Crescent to Foul Bay Road; 2715/Nov.'59	$41,043
13.	Marine Drive, Douglas to Erie St.; 2715/Nov.'59	$22,510
14.	Marine Drive, Uplands to Sinclair Rd.; 897/Apr.'60	$49,277
15.	Cadboro Gyro Park - Sinclair Rd. Entrance; 1699/Jul.'60	$2,555

16. Scenic Drive, Uplands Park;1699/60;1/62 $37,260

17. Oswego Street, Belleville to Dallas; 1699/Jul.'60 $16,931

18. Inner Harbour Development Study; 1808/Jul.'61 $750

19. Marine Drive Signs; 818/Mar.'61 $13,145

20. Land Acquisitions, Parliament Buildings Precinct; 2064/Aug.'61; 2697/62; 78/63 $134,500

21. Beautification of Douglas St.; 1/Jan.'62; 2296/63; 641/64 $185,707

22. Landscaping, Quadra Park; 1/Jan.'62; 2697/62 $7,604

23. Greenfields - Goldstream Greenbelt; 1/Jan.'62; 1992/69 $107,538

24. Victoria Centennial Square; 2843/Nov.'63 $370,000

25. Operating and Maintenance of Projects; 312/Feb.'64; 937/66; 288/69 $12,000

26. Beach Drive, Goodwin to Orchard 2650/Sep.'64 $1,320

27. Confederation Garden Court; 718/65 $94,561

28. Landscaping, Mayfair and Cedar Hill X Rd.; 719/Mar.'65 $10,954

29. Rose Street Rock Wall and Median Strip; 3056/Nov.'65 $27,000

30. Signal Hill Park (Esquimalt) Cancelled

31. Extension to Willows Beach Esplanade; 3056/Nov.'65; 1637/67 Cancelled

32. Decorative Lighting, Pioneer Square; 3056/Nov.'65 $7,100

33. Gorge Waterway Study; 243/Feb.'66 $939

34a. Improvements to Gorge Waterway (Saanich); 956/66; 2929/67; 2742/68; 753/71; 1204/71; 1316/68; 1513/68;	$547,600
34b. Improvements to Gorge Waterway (Esquimalt); 2742/68; 1274/70	$189,500
35. Gorge Waterway (Saanich) Underground Wiring; 3796/66	$105,000
36. Gorge Waterway-Beautification	Cancelled
37. Beautification of Rose-Blanshard St. approaches ; 3852/Dec.'68	$835,000
38. Beautification and Landscaping of Mount Tolmie Reservoir; 287/Jan.'69	$10,000
39. Cedar Hill Cross Road - Gordon Head to Haro Rd.; 286/Jan.'69	$47,066
40. Mount Tolmie-Summit Development, Phase 1 & 2; 722/Mar.'70; 753/71	$16,994
41. Centennial 71 Project Belleville St. Development; 4327/Dec.'70	$87,709
42. Kinsmen Park (Esquimalt); 753/Mar.'71; 3710/72	$11,375
43. Inner Harbour Developments; (Phase 1 & 2); 3837/Oct.'71; 2686/72	$70,088
44. The Causeway - Lower Promenade; 4089/Nov.'72; 1733/73	$480,000
45. Belleville Street-Lower Promenade; 4089/72; 3318/74	$80,000
46. Survey, West Bay Promenade (Esquimalt & Victoria); 4089/72	$6,000
47. Fleming Beach, (Esquimalt); 2519/73; 3286/75	$37,677
48. Gorge Waterway, Saanich - Bath House Cove; 3318/74; 2519/73	$99,573
49. Inner Harbour - Seawall & Promenade, Ocean Cement Site;656/Feb.'74	$52,927

50.	West Bay Development - Esquimalt; 2159/76; 3240/78	$173,000
51.	Mount Douglas Park Bank Stabilization; 2216/Jul.'76	$35,000
52.	Reid Centre Site Improvements; 2832/Sep.'76	$100,000
53.	Captain Cook Statue (Inner Harbour); 1057/Mar.'77	$4,805
54.	Modifications to Docking Facilities (Princess Marguerite); 1056/Mar.'77	$175,980
55.	Esquimalt-West Bay Developments, Phase 3; 257/Jul.'77; 658/78	$106,580
56.	Gorge Park (Saanich) Ph. 3; 257/77	$61,496
57.	West Bay Seafront Walkway;257/Jul.'77	$117,500
58.	Inner Harbour- Lower Promenade to Black Ball Dock; 3396/Nov.'77	$96,424
59.	Inner Harbour - Relocate M.V. Coho 3395/77	$110,000
60.	Landscaping Trees from B.C.B.C.; 3837/Dec.'77	$26,980
61.	Crystal Garden Consultant Fees; 2726/79; 3865/Dec.'77	$251,288
62.	Inner Harbour - Ship Point Wharf 579/Mar.'78; 791/79	$390,698
63.	Inner Harbour - New Boat Basin, Wharf St.; 782/Mar.'78; 791/79	$544,156
64.	Inner Harbour - Landscaping Furniture, Ship Point Site; 983/78	$42,446
65.	Inner Harbour - Ship Point; 659/78	$24,609
66.	Crystal Garden - Renovations; 1064/Aug.'78; 2067/70; 792/79; 2726/79; 541/80; 1728/80; 392/81; 626/82	$2,607,757

67.	Inner Harbour - Additional Dolphins, New Coho Berth; 1576/Jun.'78	$28,971
68.	Inner Harbour - Demolition Black Ball Ferries Bldg;1577/Jun.'78; 659/78	$35,152
69.	Inner Harbour - Relocate Undersea Gardens; 1548/Jun.'78; 2808/78	$51,414
70.	Bowker Creek Beaut.; 1615/Jun.'78; 551/78; 2375/80; 2002/81	$365,000
71.	Inner Harbour - reinstatement of sites, site services and consultants;2808/78	$93,500
72.	West Bay - Victoria & Esquimalt; 2807/Nov.'78	$25,000
73.	Reid Site-Specialist Consultants 2806/78;238/79;2943/79;170/80;1116/80	OCG
74.	Relocate Visitors Info. Centre 167/79	$28,542
75.	West Bay Development; 3286/75; 2159/76; 3240/78	$373,500
76.	Ship Point Wharf - City of Victoria; 1670/Jun.'79	$12,600
77.	Demolition of Visitors Information Centre; 1671/Jun.'79	$5,836
78.	Landscaping - Visitors Information Centre; 1671/Jun.'79	$12,000
79.	Colquitz Creek Improvement; 1672/Jun.'79; 735/80; 829/81; 696/82; 376/83	$722,602
80.	Chinatown Development; 585/Mar.'81	$294,600
81.	Arm Street Park Project (Esquimalt); 1364/Jun.'81	$120,000
82.	Brentwood Bay Improvements (Phase 1); 1517/Jul.'81; 1619/82	$95,200
83.	Inner Harbour - Urban Design Proposals, South Shore Promenade; 720/Mar.'81	$20,858

84. Inner Harbour - Deck and Forecourt, Black Ball & Former CPR Terminals; 190/Jan.'82; 2183/82 $499,668

85. Reay Creek/Lochside Drive Design Services; 377/Mar.'83 $2,845

86. Fleming Beach Walkway (Esquimalt); 1161/Sep.'83 $70,000

87. Inner Harbour - Landscaping Contract; 1381/Aug.'83 $20,191

88. St. Ann's Academy; 1869/Nov.'83 $47,928

89. Inner Harbour - Wharf St.Rock Wall; 092/Jan.'84 $63,500

90. Pioneer Park-Brentwood Bay - Phase 2 702/Apr.'84 $15,500

91. Reay Creek Park, Phase 1; 1229/84 $30,000

92. West Bay Walkway, Barnard to Maitland, Phase 1; 2054/Nov.'85 $190,000

93. Reay Creek Park - Design Services; 1131/Jun.'86 $1,675

94. 812 Wharf Street - P.C.C. Share of Development; 1508/Aug.'86 $578,000

95. Belleville St. Forecourt , Phase 3 1561/Aug.'86; $250,000

96. Cuthbert Holmes Park, Phase 1; 1857/Oct.'86 $194,000

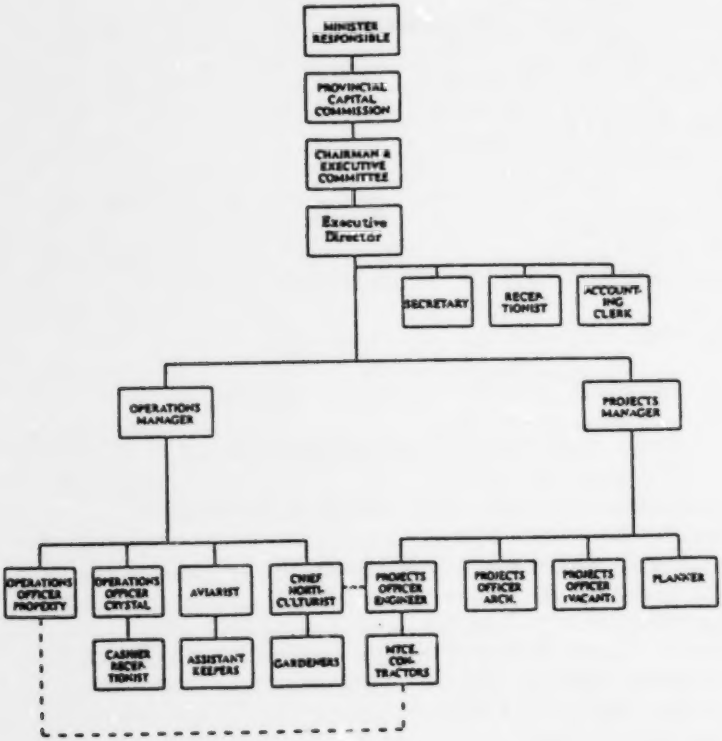
97. Douglas Street Landscaping, Phase 1; 1858/Oct.'86 $20,000

98. Pioneer Park-Brentwood Bay, Phase 2b; 1859/Oct.'86 $32,100

99. West Bay Walkway - Maitland to Robert; 1394/Jul.'87 $162,030

100. Douglas Street Landscaping, Phase 3; 1395/Jul.'87 $99,800

ORGANIZATION CHART



PROVINCIAL CAPITAL COMMISSION
207 - 835 HUMBOLDT STREET
VICTORIA, B. C. V8V 4W8

CRYSTAL GARDEN
713 DOUGLAS STREET
MAILING ADDRESS: 835 HUMBOLDT STREET

CHAIRMAN	
Kenneth A. S. Hill	**386-1356**
VICE CHAIRMAN	
Pamela Charlesworth	**386-1356**
EXECUTIVE DIRECTOR	
Larry R. Beres	**386-1356**
PROJECTS MANAGER	
G. Ken Patton	**386-1356**
OPERATIONS MANAGER	
Allen Houghton	**386-1356**
PLANNER	
Vacant	**386-1356**
PROJECTS OFFICER, ENGINEERING	
Al J. M. English	**386-1356**
PROJECTS OFFICER, ARCHITECTURAL	
R. A. (Tony) Heeley	**386-1356**
OPERATIONS OFFICER (CRYSTAL GARDEN)	
Paul N. Thanh	**381-1213**
OPERATIONS OFFICER (PROPERTIES)	
John T. LeRoy	**386-1356**
CHIEF HORTICULTURIST (CRYSTAL GARDEN)	
Bruce M. Tanner	**381-1213**
CHIEF KEEPER (CRYSTAL GARDEN)	
Reta R. Lowry	**381-1213**
ACCOUNTING CLERK	
E. A. (Betty) Thomas	**386-1356**
SECRETARY	
Linda A. Kelly	**386-1356**
RECEPTIONIST	
Debbie E. Eddy	**386-1356**

FINANCIAL STATEMENT

As required by Section 14 of the Capital Commission Act, all expenditures of the Capital Commission are subject to audit by the Auditor General. As provided for by Section 12, Capital Commission Act, Chapter 42 R.S.B.C. 1979, the Commission is required to provide the Minister Responsible with a detailed statement of accounts for the previous fiscal year, which statements shall be presented to the Legislature within the first fourteen days of the next following session.

Readers are referred, therefore, to the Public Accounts of British Columbia, 1987/88 for detailed information relative to the audited financial statement of the Commission.